130.0	0001	0018.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,059,800	/	1,059,800
USE VALUE:	1,059,800	/	1,059,800
ASSESSED:	1,059,800	/	1,059,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		OAK KNOLL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	24 OAK KNOLL LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 2963
Street 2:	C/O DIANE POULOS HARPELL
Twn/City:	ACTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	24 OAK KNOLL LLC -
Owner 2:	-
Street 1:	626 MAIN ST
Twn/City:	ACTON
St/Prov:	MA Cntry:
Postal:	01720

NARRATIVE DESCRIPTION

This parcel contains 7,320 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1880, having primarily Vinyl Exterior and 2645 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7320.000	479,500	4,700	575,600	1,059,800
Total Card	0.168	479,500	4,700	575,600	1,059,800
Total Parcel	0.168	479,500	4,700	575,600	1,059,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.72 | /Parcel: 400.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	455,800	4700	7,320.	575,600	1,036,100	1,036,100	Year End Roll	12/18/2019
2019	111	FV	403,500	4700	7,320.	607,600	1,015,800	1,015,800	Year End Roll	1/3/2019
2018	111	FV	403,500	4700	7,320.	447,700	855,900	855,900	Year End Roll	12/20/2017
2017	111	FV	379,700	4700	7,320.	428,500	812,900	812,900	Year End Roll	1/3/2017
2016	111	FV	379,700	4700	7,320.	396,600	781,000	781,000	Year End	1/4/2016
2015	111	FV	343,900	4700	7,320.	332,600	681,200	681,200	Year End Roll	12/11/2014
2014	111	FV	343,900	4700	7,320.	324,900	673,500	673,500	Year End Roll	12/16/2013
2013	111	FV	343,900	4700	7,320.	309,600	658,200	658,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOPHIEP LLC,	70669-274		2/26/2018	Convenience	1	No	No		
POULOS SOPHIE/T	65291-534		4/30/2015	Convenience	1	No	No		
POULOS SOPHIE,	65291-531		4/30/2015	Convenience	1	No	No		
POULOS SOPHIE T	65291-529		4/30/2015	Convenience	1	No	No		
	14846-143		12/1/1982		1	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	HS	Hanne S
4/25/2018	Mail Update	EMK	Ellen K
4/7/2009	Measured	197	PATRIOT
5/12/2000	Measured	263	PATRIOT
3/6/2000	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/3/1999	Measured	243	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7320		Sq. Ft.	Site		0	90.	0.87	10									575,640						575,600	

Total AC/HA: 0.16804 | Total SF/SM: 7320 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 575,640 | Spl Credit | Total: 575,600

PRINT

Date	Time
12/11/20	00:30:43

LAST REV

Date	Time
06/14/18	10:29:17

apro

10173

User Acct	84081
GIS Ref	
GIS Ref	
Insp Date	05/25/18

!10173!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	84081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.04701293
Const Adj.:	1.00979996
Adj $ / SQ:	148.018
Other Features:	190000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	694915
Depreciation:	215424
Depreciated Total:	479492

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	3	1	
1	2	1	
Totals			
4	11	4	

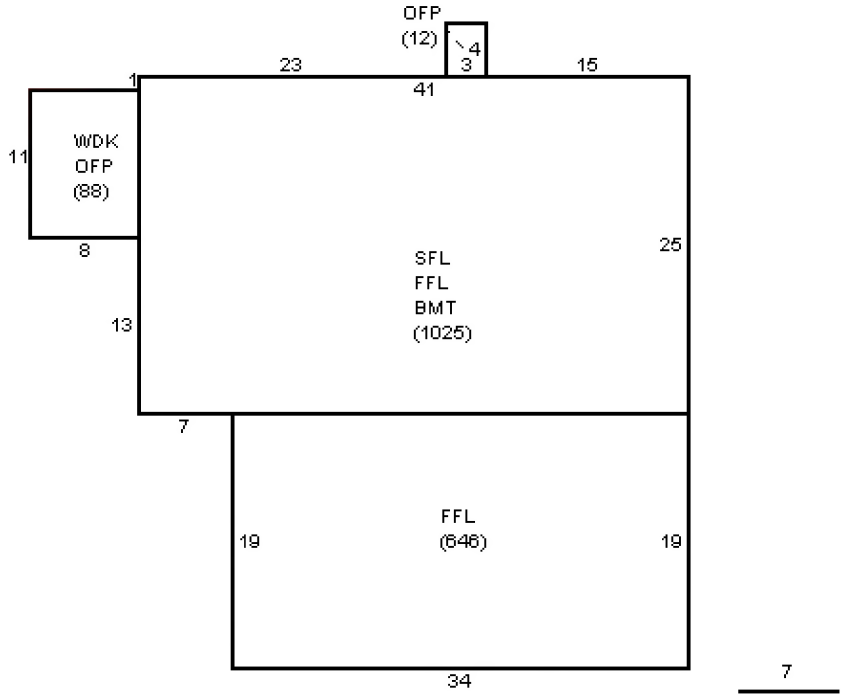
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.82
Special Features:	0	Val/Su Net:	124.29
Final Total:	479500	Val/Su SzAd	181.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,671	148.020	247,339
BMT	Basement	1,025	44.410	45,516
SFL	Second Floor	974	148.020	144,133
OFP	Open Porch	100	33.320	3,332
WDK	Deck	88	16.160	1,422

Net Sketched Area:	3,858			Total:	441,742
Size Ad	2644.75	Gross Are	3909	FinArea	2645

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 130.0-0001-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1910	21.94	T	40	111			4,700			4,700
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	111						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700